

**Appendix A**  
**Community Workshop Concepts &**  
**Comments**

## **Moultonborough Master Plan "Speak Out" Listening Sessions Scheduled. First one will be held July 16th at 7pm At the Balmoral Clubhouse.**

Three Master Plan process Neighborhood meetings are scheduled for Tuesday, **July 16, 2013** from 7-9PM at the **Balmoral Clubhouse**; Monday, **August 19, 2013** from 7-9PM at the **Geneva Point Center Great Room** from 7-9PM; and Wednesday, **August 21, 2013** at the **Lions Club** from 7-9PM : **Speak Out Moultonborough: Listening to your ideas on Vision, Land Use & Development and Transportation** where you all get to comment, give us your ideas, your vision, your problems and issues on planning for the Town in the areas of future vision, development and regulations, and traffic and transportation. We will record all your thoughts, comments, issues and ideas for the development of the Town's next Master Plan. We will not answer questions at this meeting, its purpose is simply to hear from you!

### **674:1 Duties of the Planning Board. –**

*I. It shall be the duty of every planning board established under RSA 673:1 to prepare and amend from time to time a master plan to guide the development of the municipality.*

The current Master Plan was last updated in 2008 and was approved by the Planning Board in December of that year.

Moultonborough first developed a Master Plan way back in 1982 and completed a new one in 1991, a gap of nearly 17 years. As noted in the introduction of the 2008 Master Plan Update, one of the most challenging aspects of developing a Master Plan is keeping it "alive" and in front of the town officials and the public.

In the five years since the Planning Board approved the Master Plan Update, considerable progress has been made enacting many of the major goals and objectives. Almost fifty major goals identified in the 2008 update have been implemented to date. Many other goals remain in progress or are scheduled to begin shortly.

Much has changed in the past 5 years and it's critical to capture the thoughts of as many Moultonborough citizens as possible as a vision for the future of our town is created....by you.

**To that end, the first "Speak Out Moultonborough" neighborhood meeting hosted by your Planning Board and facilitated by Town Planner Bruce Woodruff, will gather your ideas on Vision, Land Use & Development, and Transportation on Tuesday, July 16<sup>th</sup> at 7:00PM at the Balmoral Clubhouse.**

The next session is set for Monday August 19th at 7pm at the Geneva Point Center in the Great Room. There will be a third session later that week in August as well at another location.

These sessions are for all taxpayers, year round or seasonal, to speak out on these topics. The information gathered from them will go a long way in the development of the next iteration of the Master Plan. More information on the Master Plan survey will be available next week.

Remember, your Master Plan is just that: yours. This is grass roots, local planning. What do you see for the future of Moultonborough over the short, mid and long term?



## “Neighbors & Friends” Local & Neighborhood News

First Speak Out Session at The Balmoral Club House  
Compliments of Bob Goffredo Newsletter July 25, 2013

### Moultonborough First Speak out Session at the Balmoral Club House by Paul Punturieri



About 30 people in all sat in a very warm Balmoral Clubhouse expressed their ideas for a new Master Plan Vision, and Land Use and Transportation chapters.

After an intro by the facilitator, Town Planner Bruce Woodruff, a one way conversation as intended was opened up with the audience.

- Water to drink as well as the water at the bottling plant
- Where is the center of Moultonboro?
- What do people come here for? How do we entice them?
- Little support for sidewalks, but a lot of support to keep the small town charm
- Need a local medical clinic. Lots of seniors that need better access to care
- Every time we build something in town it is huge and more than we need. Look at Town Hall and the Life Safety Building
- Along those lines, there was discussion that those buildings should have been built with a more pleasing design that fits a small rural town. No more ugly buildings.
- Current 2008 Master Plan vision is pretty darn good and about 1/3 of the audience agreed. ( [Here is a link to that document](#)) Copies will be available for the next session.
- No federal money!
- No sewers- a nightmare in Wolfeboro.
- The center of town is not on the lake. Lets not make Moultonboro something that it is not.
- In regards transportation, which center do we want to connect to what?
- Rt 109 is also a major road in town. Water trucks are dangerous - 40 round trips per day.

Any questions on this process please call Town Planner Bruce Woodruff ( 476-2347) email him ([bwoodruff@moultonboroughnh.gov](mailto:bwoodruff@moultonboroughnh.gov)) or stop in to Town Hall.

### Vision

1. Concern about water. Where does it come from? What would happen in a drought? Some concern also about Crystal Geyser aquifer. How big is it? How much water is there? Who owns the water there? Mention was made of the Poland Springs situation in Freyburg , Maine.
2. Where is the center of Moultonboro? Does it intend to create one? I see a number of centers: Town Hall, Moultonboro Neck. Do we want to be a farm community? Manufacturing? A retirement community? What about the charette conclusions? What are people coming here for and how do we then entice them. What kind of things does the town want to come here
3. We have three public beaches, but only one is on this end of town, States Landing and it's neglected. Would like to see more investment in that beach.
4. Not in favor of sidewalks. Can't compare us to Meredith, They have town docks and 30 businesses. Out money into better things for town.

5. Populations is down 10%. School population is declining. According to the school superintendent it's the new normal. Work with what we have- it is enough to take care of, we have enough infrastructure. There are plenty of camps. Can we use the facilities?
6. Any plan to get our own medical center in town? We are far away from hospitals , to far to drive sometimes. Maybe offer a town building with a free lease like the Lions Club for a health clinic. Need a facility like Interlakes in Meredith.
7. Every time the town comes up with something, it is huge. We need to do things more reasonably. Perhaps we need a small community center for a small country town.
8. With less students, maybe consolidate schools. Use buildings for alternate purposes.
9. Stop making the town into something it is not. We are a small country town, it is why we moved here.
10. Moultonboro- we value Moultonboro as an opportunity for children to learn and grow into productive citizens. For the general population, preserve the quality of life, provide meaningful employment, recreation activities, affordable housing, For seniors, support for there care and quality of life with hospitals, clinics, recreation, transportation.
11. Bicycles- dangerous, need a bike path
12. We have assets such as Winnepesaukee. What we don't have are good jobs, mostly seasonal.  
Lack of affordable housing.
13. Existing vision statement is excellent. Still looks pretty darn good. Refrain from making Moultonboro what it isn't. We are not a town on the water. No center on waterfront. Take advantage of that. No huge facilities,not justified in this small size town. Be business friendly. Village district is okay, but no central septic or waste water treatment. We're not on the lake- what will bring people here?
14. Never accept federal dollars- comes with too many strings.
15. No sidewalks, but speed limit reduced. Water trucks are dangerous. No sewers- a nightmare in Wolfeboro. Who will pay?

### Land Use

1. (A letter from a citizen was read into the meeting and at least 11 in the audience agreed with the sentiments ) *"The town should commit to retaining the charm of a small New England town, not trying to replicate Route 1 in Saugus, MA. All major renovations or new buildings should be required to submit a design for approval.*  
*Downtown Meredith and Wolfeboro have retained that New England charm. Moultonboro is losing or lost hers. The new Public Safety Building (Police/Fire) looks like it should be in LA in the 1970's TV show "Emergency". I expect Cage to drive out on Engine 51 any second. For very few dollars, if any more, we could of had a New England façade.*  
*Across the street we have more tin huts for the storage business. If the town can not enforce a more suitable design, make them have a set back. It's an ugly site that could be improved if they left up a few trees to hide the view from the street.*  
*You stand in the Town Park and have a beautiful view of the pond with the White Mountains in the background. I think that view will do more for our future and image than you turn around and view Moultonboro's downtown "The Tin Hut Ghetto of the Lakes Region"*
2. Town should not be in the business of buying land and taking off the tax rolls. Need to know why we need them before buying.
3. Lakes Region Conservation Trust land- it is tax exempt, They run lots of program. Why do we have to pay to get in there?
4. Need an opinion from the town , topic for the master plan, look into what to do about wind farms.
5. Is there mixed use housing in our future? Not in favor. We have an abundance of available housing
6. Is there an abundance of people looking for housing? Older population?
7. Young families need jobs to buy housing.
8. We only have service jobs that are seasonal mostly. It's a regional problem.

## Transportation

1. What is being connected with what? What center do we connect? Need easier connecting routes to get to here/from here. 25b as an example. Summer traffic congestion.
2. Basically a retirement community. Way of kicking back. Focus on this group paying the taxes.  
People coming here to retire.
3. Town shouldn't have to pay for kids limos for proms. Why wasn't it on the ballot? Why supplying money for kids senior proms?
4. Blue Loon bus- are people using it? Wolfeboro not getting ridership. Not a community for that type of service. Not a good fit.
5. 109 corridor- dangerous with 40 round trips of big water trucks every day. Tragedy will happen someday. Restrict truck travel.
6. Work with state and bottling plant so that heavy equipment comes and goes only between 10pm and 6am.
7. There are also mopeds on the roads- dangerous
8. Old 109/Whitter intersection should have a "t" intersection not a circle. No circle study needed.

Comments added from a member of Balmoral which speaks the way most of us see our town.

Hi Bob,

I can't make Tuesday's meeting, however, if I could, I would comment about stop allowing ugly buildings in town, especially the center. The town should commit to retaining the charm of a small New England town, not trying to replicate Route 1 in Saugus, MA. All major renovations or new buildings should be required to submit a design for approval.

Downtown Meredith and Wolfeboro have retained that New England charm. Moultonboro is losing or lost hers. The new Public Safety Building (Police/Fire) looks like it should be in LA in the 1970's TV show "Emergency". I expect Cage to drive out on Engine 51 any second. For very few dollars, if any more, we could of had a New England façade.

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### **Vision #1 ( Balmoral)**

Concern about water. Where does it come from? What would happen in a drought? Some concern also about Crystal Geyser aquifer. How big is it? How much water is there? Who owns the water there?

Mention was made of the Poland Springs situation in Freyburg , Maine.

Where is the center of Moultonboro? Does it intend to create one? I see a number of centers: Town Hall, Moultonboro Neck. Do we want to be a farm community? Manufacturing? A retirement community? What about the charette conclusions? What are people coming here for and how do we then entice them. What kind of things does the town want to come here

We have three public beaches, but only one is on this end of town, States Landing and it's neglected. Would like to see more investment in that beach.

Not in favor of sidewalks. Can't compare us to Meredith, They have town docks and 30 businesses. Out money into better things for town.

Populations is down 10%. School population is declining. According to the school superintendent it's the new normal. Work with what we have- it is enough to take care of, we have enough infrastructure. There are plenty of camps. Can we use the facilities?

Any plan to get our own medical center in town? We are far away from hospitals , to far to drive sometimes. Maybe offer a town building with a free lease like the Lions Club for a health clinic. Need a facility like Interlakes in Meredith.

Every time the town comes up with something, it is huge. We need to do things more reasonably.

Perhaps we need a small community center for a small country town.

With less students, maybe consolidate schools. Use buildings for alternate purposes.

Stop making the town into something it is not. We are a small country town, it is why we moved here.

Moultonboro- we value Moultonboro as an opportunity for children to learn and grow into productive citizens. For the general population, preserve the quality of life, provide meaningful employment, recreation activities, affordable housing, For seniors, support for there care and quality of life with hospitals, clinics, recreation, transportation.

Bicycles- dangerous, need a bike path

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Lack of affordable housing.

Existing vision statement is excellent. Still looks pretty darn good. Refrain from making Moultonboro what it isn't. We are not a town on the water. No center on waterfront. Take advantage of that. No huge facilities, not justified in this small size town. Be business friendly. Village district is okay, but no central septic or waste water treatment. We're not on the lake- what will bring people here?

Never accept federal dollars- comes with too many strings.

No sidewalks, but speed limit reduced. Water trucks are dangerous. No sewers- a nightmare in Wolfeboro. Who will pay?

### **Vision # 2 (Geneva Point)**

What about the Charette? How does that tie in with the Planning Board Vision?

The vision should be realistic - can we pay for it and will people want to support it with tax dollars.

Recreation is very broad in the current master plan. What can we realistically afford?

Town should be like it was when we first moved here.

Develop in commercial zone, not residential.

Why sidewalks in the village. Not a necessity here.

No sidewalks

Not going where we don't want to go.

Town Planner guiding in three parts: vision, land use and transportation. Just tell us how we feel.

Moultonboro what it used to be when we got here.

Hate to see Moultonboro become another Meredith

Town is older, declining school population we should encourage telecommuting, encourage telecommuters to come here with children so we become more than just retirees and vacationers.

A few more businesses move into existing commercial zones only.

Development other than real estate. Not think in terms of more houses and business but improve quality of life.

Encourage people with home industries.

Workforce housing segments and marginalizes population. Approach should be more welcoming to

people. Against social engineering.  
 Need high speed broadband for 100% of community.  
 Meld different groups-school, seniors, etc and share resources. Find ways to save money by not duplicating effort.  
 Where is the bulk of residents? In this area ( Moultonboro Neck) more pop. than the rest of Moultonboro together. There needs are different.  
 Look at registered voters for population density  
 Need broadband competition.  
 Town focus on keeping lakes and tributaries clear.  
 Need a study to see if sources of lake and stream degradation. Focusing on milfoil puts the cart before the horse.  
 Recognize value of forests  
 Cable company promised recording studio and loan of equipment. What happened to that?  
 Built here for quality of life. Saw town make investment in library, schools, wants to see it continued to be maintained and continue to improve.  
 Find a way to support people to continue to live here. Not everyone lives on the lake. Have a mixed community.  
 Support lake people who don't live here year round so they continue to stay here. Continue to improve community, not stay stagnant.  
 Not be afraid to pass ordinances.  
 Ordinances should be a last resort.  
 Ongoing adult education. With declining enrollment, have facility and staff  
 Greater sense of community. A full week of old home activities.  
 Entire architecture of town has changed. Never get it back.  
 Downtown Moultonboro need work.  
 Roads for non motorized vehicles. All revolves around the almighty buck. People have to suck it up.

### **Vision 3 ( Lions Club)**

Rural here- Moultonboro was quiet rural quaint town. Leave it that way. No big box stores.  
 Declining school enrollment- work with other district for regionalization. Use existing facilities. No need to build anything.  
 Opposite of what you see on route 16 in North Conway. Maintain and preserve rural character and feeling.  
 Urge Planning Board to follow through on recommendations of previous Master Plan Vision.  
 Preserve and protect cultural, historical and natural resources. Need to formulate protections.  
 Limiting street lights in village area.  
 Identify, protect conservation areas in town including wildlife habitats.  
 Planning Board should avoid stylization. Don't want Moultonboro to look developed  
 Support existing historical buildings  
 Aging population- do what is needed so that aging population can stay in Moultonboro. If Charette adopted, people can easily get around to needed services. Need services right here including housing.  
 Government should act as an enabler for holistic private sector development

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Is there mixed use housing in our future? Not in favor. We have an abundance of available housing

Is there an abundance of people looking for housing? Older population?

Young families need jobs to buy housing.

We only have service jobs that are seasonal mostly. It's a regional problem.

### **Land Use # 2 ( Geneva Point)**

Need a cost of services study. Where are demands for services?

Big box stores- do we have the wherewithal to attract those kinds of stores? Have to drive 5 miles to get to one.

Big box stores not appropriate

What is our community- nothing for attracting young families

Lots of telecommuting opportunities

How many telecommuters? Marketing plan to attract them?

Moultonboro not friendly to business-Planning Board should survey business. They are not expanding here due to Planning /Land use. Need survey of existing businesses.

Moultonboro is something unique. Can't be all things to all people, Rural, recreation is what we do well.

Keep taxes low and rural

Strengthen ordinance that protects lake and steep slopes

PB strengthen shoreline protection act. A lot of abuse. Go further than 2008 law. Should be repercussions if there are abuses.

Look at what Moultonboro does well. Fire, police, library.

How many people would live here without lakes and mountains. Lets not be what we are not. Land use is about what we have. Capitalize on that not peripheral things.

Focus on what our amenities are. The draw of Moultonboro. Other things are peripheral to that

Not keeping up with the Joneses. Moultonboro not a real estate boom town.

Town should not buy land. Favor conserving land, but not at taxpayer expense

Find creative ways to help various trusts promote conservation. Spending money on helping people protect it.

Town not best steward of land.

Need policy/philosophy to protect more land.

Rt 25 strip zoning- not dealt with that issue. Look at rt 25 zoning

Not attractive down rt 25. No rhyme or reason

Less reliance on government for funds to buy land. Public promote current use.

Business should be well screened

Work on sign ordinance

Support/preserve existing camps

### **Land Use #3 ( Lions Club)**

Buffer of trees for commercial development

Support specific area for zoning. People won't support reduced commercial area. Well buffered between them.

WE learn by doing. Look at Center Harbor for set back concerns

Planning Board be the actual spokesperson for land purchase rather than the Town Administrator. Hold the PB responsible. Mud Pond presentation an example.

PB limit commercial development on Rt 25 to specific areas

Consider eliminating special exceptions in agricultural/residential zones

Screening for commercial development, sign ordinance

Sign ordinance up with screening comm development



Penalties for code violations.

Open up designs to other than town engineer KV Partners. Maybe more in keeping with town ambiance.

Protect forests and promote forestry employment

Look at architectural design standards.

Continue to protect lakes and rivers. Reasonable regulations for recreational water usage.

Against windfarms and need ordinance against them

Develop physical aspects of town, eg Lees Mills

Capitalize on things like steamboat festival, find ways to promote them

Look back on history and traditions

Strengthen Conservation Commission review

Strengthen current use

### **Transportation # 1 ( Balmoral)**

What is being connected with what? What center do we connect? Need easier connecting routes to get to here/from here. 25b as an example. Summer traffic congestion.

Basically a retirement community. Way of kicking back. Focus on this group paying the taxes.

People coming here to retire.

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109 corridor- dangerous with 40 round trips of big water trucks every day. Tragedy will happen someday.

Restrict truck travel.

Work with state and bottling plant so that heavy equipment comes and goes only between 10pm and 6am.

There are also mopeds on the roads- dangerous

Old 109/Whitter intersection should have a "T" intersection not a circle. No circle study needed.

### **Transportation #2 ( Geneva Point)**

Bike path on neck road. No shoulders on rt 25.

Biking dangerous on our roads

Blue Loon bus for hard core commuters?

Do we subsidize it? Yes.

Look at transportation of goods and services, not just people.

Utilize the lands we do own.

More passive outdoor recreational focus. Hiking, skiing, biking, using what we have.

Don't make rural road look like Rt 93. Dirt roads not a bad thing

Preserve roadside trees, stone walls and rural character.

Support use of pervious pavement

### **Transportation # 3( Lions Club)**

Maintain local control- no feds or state Example 12 more road signs. revisit mowing sides of roads to improve sight lines

Encourage town to work with non profits and private industry- better collaboration

Poor gateway speed signs. Only one leading into town from Tamworth. Propose gateway sign with 25 mph

Look at Charette and traffic calming, street scapes and improve appearance of streets

Use best practice to deal with roads and parking lots storm water runoff

Establish low use salt zones

Truck "jake break" regulations

Look at pervious pavement

Look at 2006 Master Plan survey with 1355 responses with 430 comments, 375 of whom would not change a thing.

To: Bruce Woodruff, Moultonborough Town Planner  
From: Alan Ballard  
Subject: Master Plan Update  
Date: August 17, 2013

Here are some thoughts that I had regarding possible topics for the Master Plan update that is presently being undertaken.

1) At the last Master Plan session at Balmoral, I mentioned the subject of Wind Farms and that I thought that this issue should be addressed in the new update. I do not believe that these towers belong in Moultonborough for several reasons. They are basically very ugly and detract from the natural beauty of our mountains. The research that I have read states that they are not practical for the generation of electricity in hilly terrain due to the lack of steady winds. There have also been reports of mechanical problems and environmental concerns. Consequently, I would like to see the Master Plan make a strong statement against these wind farms. Hopefully, such a position would lead to enacting an ordinance prohibiting these towers.

2) There are certain physical assets that Moultonborough has that I think could be better developed to maximize benefits to the town and its residents. Specifically, I think that the Lees Mills area around the docks could be revitalized and developed into an attractive waterfront facility. There are many forms that such a facility could take and I think that a group of town residents could develop some imaginative and feasible ideas. Perhaps this subject should be included in the update.

3) Moultonborough will soon be the venue for the 41<sup>st</sup> annual Steamboat Rally, an event known both nationally and internationally. This meeting of steamboat enthusiasts brings many visitors to town and I think that we could capitalize on this event in such a way that would be beneficial to everyone. I think that the Master Plan update should encourage ways to promote such possibilities.

4) Another asset that we are fortunate to have in Moultonborough is the world renowned Loon Center. Although the Center is strongly supported by the town and its residents, I wonder if there are not additional ways in which this unique facility could be assisted and promoted in a mutually beneficial manner.

Please accept these suggestions as possible inclusions for the updated Master Plan.



Kevin Quinlan

Company



Name

Moulton NH - Gor Planning Board

Location

Date

Page

Project

Action

Vision - Required  
Land use - Development    Regional  
Transportation - Transit - bike Path

Master Plan is mandatory

Set clear best & most appropriate --- Quality of Life of N.H.

A community in which we value our Senior Citizens' <sup>same</sup> Quality of Life,  
our children's opportunity to grow & learn <sup>& develop</sup> w/ best in class  
Tools, all citizens ~~quality of life~~ <sup>& preserve</sup> To enjoy Environment

① water - Fred Malestesta

"Vision Statement"

Moulton  
is  
P

- A community where we value our children's opportunity to learn  
& grow & develop <sup>into</sup> productive citizens

we value <sup>the preservation</sup> ~~our~~ Environment <sup>and</sup> Quality of Life & opportunity to have  
meaningful employment & affordable housing & recreation

we value

- Our Senior Citizens care & quality of Life, & Resources

Beach improvement to  
Roads in Bicknell

## Bruce Woodruff

---

**From:** Bob Goffredo [redacted]  
**Sent:** Friday, July 12, 2013 9:09 AM  
**To:** 'bill stiles'  
**Cc:** Bruce Woodruff  
**Subject:** RE: Comp Newsletter

Hi Bill,

Thank you for your comments, exactly what the Planners want to hear. I will send your comments to the planner and he is copied on the email.

Thanks again and Semper Fi

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**From:** bill stiles [redacted]  
**Sent:** Friday, July 12, 2013 8:54 AM  
**To:** [redacted]  
**Subject:** RE: Comp Newsletter

Hi Bob,

I can't make Tuesday's meeting, however, if I could, I would comment about stop allowing ugly buildings in town, especially the center.

The town should commit to retaining the charm of a small New England town, not trying to replicate Route 1 in Saugus, MA. All major renovations or new buildings should be required to submit a design for approval.

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**From:** [redacted]  
**To:** [redacted]  
**Subject:** Comp Newsletter  
**Date:** Fri, 12 Jul 2013 07:48:40 -0400

The server was hung up.....

Question		Survey # 030
55	NO SIDEWALKS!	
57	NO SIDEWALKS!	
58	NOT NOTIFIED! IS THAT BECAUSE I AM A SUMMER RESIDENT	
60	UNAWARE OF ITS EXISTENCE!	
Question		Survey # 090
54	What could you do about it, if yes?	
55	Village not destination; just drive through uses re: to Town Business are fine to drive to/park?	
Question		Survey # 120
6	take care of cemeterys	
23	use to, planning board - 8 years	
Question		Survey # 142
65	We need a Senior Citizen Location, and program. The present senior meals does not fill the requirements.	
Question		Survey # 005
14	Under Land Use laws/code enforcement they added "if enforced"	
15	Under Public Recreation Services they added "The director is the problem"	
19	Under h. They added " what is the real count of how many use the Blue Loon"	
44	Favor - but no federal dollars	
Question		Survey # 050
25	Other : School track	
Question		Survey # 059
18	No Option - Eye of the beholder	
Question		Survey # 040
7	Do you mean commute to work or to shops etc? this is vague	
20	Why aren't the "less" & "more" listings across from each other by topic? This is a crazy set up.	
28	No - too much happening "sous la table"	
65	Do you mean town provided or commercial? I cannot answer since that is unclear.	
80	Yes - once in a while	
Question		Survey # 125
23	No - done in the past. No more.	
25	Ice Rink: needs a warm hut	
55	No: got to do something at the intersection of Rte. 109 & Rte. 25 downtown.	
Question		Survey # 188
34	Yes: maybe	
55	No: generally this is a poor area to bike: Rt. 109, 25, 16 etc. so making the town "safer to not likely to do anything bute raise false expectations.	
58	Yes but only after the fact	
59	No, see above	
60	No, except portions online via blog	
Question		Survey # 127
25	Ice Rink: needs a warmer hut	
45	No: before anything else, build a warming hut at the skating rink	
	No: to improve downtown cut the corner in front of the library. Recess the mount of dirt and put up a stone wall to better see the oncoming traffic from the left when we are at the intersection next to the Old Store. Rt. 109 and Rt. 25 is a very busy corner.	
55		
Question		Survey # 194
48	Next to Hunting & Fishing "Already have"; Skiing & sledding "surrounding towns already"; Playgrounds "Already have"; Canoeing etc. "already have"; ice skating "wait for the lake to freeze"; bird watching "existing"; Town Beach "existing"; ATV, 4WD "too noisy"; Equestrian trails "Castle has".	

Survey # 226	
Question	
37	Under e. Peace & Quiet "you've got to be kidding"
73	What happened to west wing?
Survey # 225	
Question	
17	I don't know this
20	Equal of all
21	Going to Start
73	What happened to west wing
Survey #	
Question	
38	clean water:very important. Working farms: yes. Active village: yes. Local eco base: yes
Survey 143	
Question	
20	As is now but with more of a town center (small, though)
Survey 137	
Question	
9	Roads travel for commute: Moultonboro N.Rd. for shopping, medical.
38	Scenic qualities: It is a crying shame that development(houses) are allowed on red hill. Historic sites: They have already been preserved.
55	. Do not have roundabouts.
86	Everybody has a vote, therefore this is of concern to me.
Survey 123	
Question	
25	25. Shore fishing areas
55	. ? Signage "yield to pedestrians in crosswalks" & enforcement. A little signage & enforcement can go a long way. Drivers getting acclimated to looking for & stopping for pedestrians in crosswalks will itself slow the traffic down considerably.
77	Spouse-2/4 times a week. Me-weekly
82	(spouse will read and screen for me.

Question	Survey 115
25	Transfer station, repair shops
49	Move to stores, businesses and houses away from Rt. 25
50	If we try to slow down the traffic, we will create back up which will hinder the movement of emergency vehicles.
55	* Move the village * Prohibit bikes, dogs, rollerblades, walking, running, etc. to dangerous to people and drivers. * The first time someone dies or a house burns to the ground because emergency vehicles can't get through, we'll be asking for approval and funding to put things back the way they used to be.
56	* Take the hump out of the road. * Straighten out the road. * Put in stop lights. * Ticket!! * Better yet, move the road.
58	Waste of time, waste of money, didn't deal with the issues, and we hired an outsider to do the study.
59	It never should have happened.
60	Skimmed
64	Decorations should be considered signage.
67	Hello Detroit!! Don't ask others to pay your way. If you can't afford it, buy some place else.
69	We have already lost our rural character. Let's not make it worse. If you can't afford to live here, move some place else. You can't give the American dream to everyone. Ask Detroit. Eventually No One Has Anything.
72	Renters are usually young or in trouble. They have no money behind them. If something goes wrong, it hurts a lot of other people.
73	Seniors are seniors because they are older. Almost all of them have paid their way. They have few options left. Give them a break.
86	Don't use cell phone.
Question	Survey 104
52	Unclear, there are 2 questions here. 1) NO
55	Enforce your speed limit thru town.
69	? This statement is a contradiction.
74	No, the town is to rural, no grocery stores etc. I would move to a town where I would not have to drive far to shop, go to doctors etc.
Question	Survey 211
12	Maybe- who were these people and when did it occur. If you would like to change this lower taxes & stop dreaming up new ways to spend tax dollars.
54	The by pass idea is a bad one.
73	And I am 66.
Question	Survey 168
55	Current 30 mph signs are adequate.
67	With an min income level. We don't need slums.
Question	Survey 185
4	Family visits

Question	Survey 189
11	Groceries, clothing, household goods.
51	Town should not support sidewalks in the village. Destroys rural character of the town.
57	But no sidewalks or walkways should be in the village.
67	Affordable housing is generally conceived as similar to low income housing-which we don't need.
83	But very weak along Rte. 109 from 171 to Clarks Landing & beyond.
Question	Survey 131
17	More money for roads -fire department-less police less money for school system please.
19	Less police presence-less policemen. Moultonboro feels like a police state- give me a break-less police more paid firefighters-who do you want when your home is burning down? Who cares about a missing headlight?
23	Not yet-work full time-will once retired.
34	Need more employment opportunities.
36	Need more jobs. Less police. There are way to many policemen-with not enough to do. They harass the citizens of this town and scare off others. Get rid of the \$119,000 Town Administrator. He is not needed.
37	Need more small businesses-coffee shops, how about a farmers market? Need community like Sandwich & Tamworth. There is no gathering spot-no community in Moultonborough. Less money for the school system-enrollment is down.
42	The town is not in the land business-not a tax base.
44	Pursue grant \$ -yes
47	Save the land for where the town can generate a tax base-we have the library-schools-town offices.
48	
49	Not needed there is nothing going on in the village anyway.
50	Sidewalks are needed in a city not in Moultonborough.
51	NONE
52	Okay who needs sidewalks-sidewalks are for cities.
53	What part of no sidewalks don't you get? Sidewalks on Moultonbor neck Rd. are a waste of money-please.
54	State highway department is a necessity-we are lucky to have it.
56	Not needed
77	Once retired it will be daily.
Question	Survey 88
9	& Long Island
17	As Moultonboro Neck & LI I have had no major repairs in the 11yrs we have lived on LI. Horrible road. They patched this year, but one winter will ruin that.
64	Just spent too much money for unnecessary road signage on M Neck Rd. & Long Island (both ways no less!)
Question	Survey 007
17	There is no need for painting double yellow lines on dead end roads e.g Alpine Park Rd.
Question	Survey 170
23	Retired now but was Full Firefighter for 18 and half years.



## **Vision Statements**

Joanne –

Retain:

Character and quaintness

Historical sites

Recreational attractions

Josh – respect for private property rights

Rich – sustain character of town without depleting resources

Develop efficient town services, remain modern

Paul – maintain local control, not be influenced by outside sources

Documents show that there is not a desire for a “cookie-cutter” town – Moultonborough is a unique place

Peter- add in healthy respect for property rights, aspect for rural character

Tom– most of these vision statements are more like goals. What should the community look like from a demographic standpoint? Need to balance demographics. It’s a failure for Moultonborough to become a retirement community.

Keith – develop a sense of community in Moultonborough. Protect rural character, respect what the town wants.

Bob P– rural community is what people want

Chris – there is nothing that addresses growth in the community. Where do we want to be X number of years from now? What should a downtown look like here, what does that mean?

Joanne - Protect Moultonborough’s heritage – promote the town’s history

Scott – Greater emphasis in protecting water resources in the town. Surrounding towns also need to be doing the same.

Josh – Sustainability can turn into political agenda. Think about demographics. Boils down to three things: Need jobs, low taxes, and good schools for young families. Growing town may drive up the taxes. Public water system, public sewer system.

Russ - What kind of economics can this town provide? Like to see Moultonborough stay the way it is. No big name commercialization. Industry needs to have good guidelines.

Rich – Put Safety into the vision statement. Are we prepared for forests fires? Keep town safe from natural disasters. Make sure townspeople are safe. Kids, roads are safe. Keep safety

modern and up to date. Also, grow internet infrastructure. This could increase job growth – jobs in people's own homes.

Paul – define what makes Moultonborough unique. What sets us apart from surrounding towns? Need to be respectful of diversity in the community. Diversity of economic situation (year-round resident, seasonal, tourists)

Chris – master plan should have short term and long term goals

Paul – must write very clear and attainable goals and objectives. If goals are just an extension of vision statement, we are not going to accomplish much. Short, mid, and long term goals

Vision statement should include public participation – have it include the “why” we are going to do this (rationale).

### **New things that need to be brought up:**

Chris – where are we going to add physical growth in the town?

Peter – moving the village off of rt. 25.

Rich – how are we going to create a town environment where people are cared for? A place where people take of each other. Add citizenship to vision statement.

Bob – the town is a very caring town. Also, aquifer is one of the most important resources in the town. We need to protect this resource.

Russ – vision statement needs to stay broad. It can't make pointed suggestions.

Tom – some entities that will come here will be tourists related. We can't set our regulations so that a business cannot settle in the area.

Joanne – emphasis helping out people

Paul – Have a master plan that respects everyone's ideas. Make a cohesive community. Also, we tend to forget all about the rest of Moultonborough. Address the rest of the town.

Scott – adopt the philosophy of the baby boomers. The money is coming out of their pockets. We may be a retirement community.

Peter – large tracts of land are becoming more and more scarce

## **What makes Moultonborough unique**

Low tax rate

Low density

Massive amount of lake frontage

Friendly people

Exercise of local control

The views and the people

Own school district

Public water access

Leader among lake communities

Low property taxes

Great toastmaster club

Great community garden

Great library

**MASTER PLAN FOCUS GROUP SESSION**  
**MEETING MINUTES**  
**August 13, 2014**

There were fifteen people present at this meeting.

The meeting was called to order at 5:06 p.m.

Tom Howard – Facilitator, sent around meeting agenda and maps& gave a brief synopsis of last meeting.

- Unique aspects of Town – on past Master Plans
- Residential Use in all districts allowed
- Some exceptions in Commercial Districts
- PB needs to discuss Residential in Commercial
- Need Workforce Housing for Route 25 corridor
- Commercial District in Neck Road area
- Don't want to become a No. Conway type area
- Have Strip zoning now
- Should we consider Limited Rural Highway?
  - With commercial nodes

New Discussion

- Josh- Talked about Brewster, MA as being a good example of a town with a highway through the center
- Rich - Supports the idea of a “destination” village
- Russ - Thinks that mixed-use is important
- Bruce – Need access management plan to prevent too many driveways
  - Architectural guidelines needed
- Mixed use comments:
  - Economics drive decision making
  - Need parallel access road to develop village
  - Septic concerns, lower one (1) acre requirements?

- Cristina – previous Master Plan had goals which

Tom – Architectural Standards Needed? Desirable?

- Bob – Brewster, MA question: Return to existing buildings?
- Josh – Had grandfathered existing properties
- Josh – Feels strict standards would not sell in Moultonborough
- Russ/Bruce – Don't have standards for new construction
- Cristina – Favors Wolfeboro's "voluntary standards"
- Bob – To make village more attractive, need strict guidelines.
- Josh – Have 4-5 metal buildings now & can look good if designed to "fit"

Tom – Airport Area Commercial B – Light Industrial

- Cristina – What does "Airport Technology" mean?
- Bob – Likes the idea of Light Commercial
- Redwood Technologies came in about 5 years ago
- Calling it "Airport Technology" is more marketing
- Taking advantage of Broadband & Airport
- Bruce – State offers "incentives" to bring in business
- Tom – Utilities needed to support development
- Bob – Would be concerned with more air traffic

Tom – Center Harbor District

- Paul – Need housing for new industries
- Josh – Village growth restricted by lack of Town water & septic

Tom – Agriculture & Forestry

- Cristina – Is your Town Farm Friendly?
  - Should include Forestry & Eco-Tourism
- Tom – Tourism can help farms succeed
- Nancy- Moulton Farms is successful

- Conservation Easements can help farms be profitable
- Bruce – Principle use can be augmented with ancillary businesses
- Nancy – Example of Tree Farm “branched into weddings”
- Russ – Does “Home Occupation” also fit into “dual use” issues?
- Cristina – Older farms survive using other uses such as weddings, etc.

Tom – Home Occupations & Cottage Industries

- Josh – Prior PB meetings defined the boundaries

Difference between “Home Occupation” vs. “Cottage Industries” was discussed

If it doesn’t bother anyone, or if you can’t see/smell/feel it

Bruce read regulation to the group

Tom – Wrap up & New Topics/Priorities

- Cristina – Advance the Master Plan Implementation
- Chicken & Egg issue?
- Should we plan to install infrastructure to encourage growth?
- Master Plan Committee is struggling to get participation

Plan for older populations □ does this apply to future development?

Negative impact was widening of Rte. 25

Village is going to die

Everybody notices Crucon Campus

Tax structures

Lifestyles (quality of life, rural, language, are quality, open spaces, lakes, mountains, forests)

Infrastructure (portions) such as sewer, fiber T-1, water, low crime rate.

Not allowed residential uses                      2 mixed uses are okay

1 residential dwelling in commercial district okay

3 residential dwellings in commercial district NOT Okay

Workforce housing possibility comments

Converse: allowing commercial/business/industrial use by special exception in the residential/agriculture district

Need better partnership w/business community

1 allow commercial uses by special exception.

Off topic: wants a commercial district down Moultonboro Neck Road

Architectural design regulations/guidelines comment

Do nothing: turn into N. Conway or Laconia

Hilton Head Island Corridor (behind) comment

Control?

Likes organized or helter-skelter: nodes vs. strip

Plan for vitality – young people

Master Plan Transportation Focus Group  
August 27, 2014

In attendance: Josh Bartlett, Joanne Farnham, Russ Wakefield, Paul Punturieri, Tom Howard, Nancy Wright, Steve Holden

Meeting called to order at 5p.

Everyone reviewed notes from first Transportation Focus Group meeting.

Further discussion on the safety aspects of gravel along the first two phases of the M. Neck pathway

Suggestion that the Town take steps to improve relationship with N.H.D.O.T.

Suggestion for request of directional sign at Route 25 where Rt 109 South intersects to direct traffic toward Moultonborough village as it comes North on 109

Comment on seasonal traffic: "On rainy days we have too many people and too few places for them to go."

Further discussion about crosswalks on Route 25 as traffic and pedestrian control; consensus within group to explore possible placements

Topic of private roads came up, but was quickly passed over

Further discussion about potential for village road(s) parallel to Rt 25. Discussed properties on both sides of Rt 25 in this regard. Introduced concept of a cross-road at Taylor property and Grange Hall; possible movement of Grange Hall to allow this cross-road and better access to backland properties, which might get greater utilization as a result.

Brief introduction of topic: reduced road width standards to allow access to back lots.

Brief discussion of Road Maintenance and Upkeep

Discussion on importance of scenic beauty to our community: scenic road program needs to be addressed; scenic views along Route 25 across Berry Pond need to be maintained as well as other locations to be identified



Extended discussion of public transportation. Ideas included volunteer-based in-town system; research into insurance issues. Consensus within group that Scheduled Public Transportation should be addressed in the Master Plan.

Discussion on noise pollution as a topic/issue for inclusion in the Transportation chapter.

Group decided it was too small a cross-section to enter discussion about prioritization of issues.

Meeting adjourned at 6:05p